

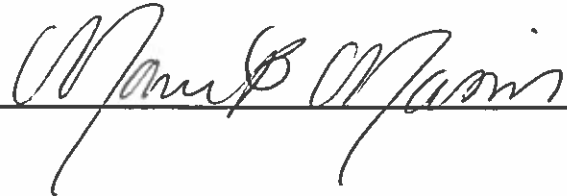
Hearing Officer Transmittal Checklist

/Hearing Date
08/02/2016
Agenda Item No.

3

Project Number: R2012-01339-(1)
Case(s): Conditional Use Permit Case No. 201200081
Oak Tree Permit Case No. 201200036
Environmental Assessment Case No. 201200145
Planner: Michele Bush

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions + Other department letters of recommended conditions
- ☐ Previous CUP Conditions of Approval
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation (ND)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image
- ☒ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans

Reviewed By: 



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2012-01339-(1)

HEARING DATE

08/02/16

PROJECT SUMMARY

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201200081

Oak Tree Permit No. 201200036

Environmental Assessment No. 201200145

OWNER / APPLICANT

Tien Chun Pan

MAP/EXHIBIT DATE

01/28/16

PROJECT OVERVIEW

The project is a request for a Conditional Use Permit to develop a multi-family residential project consisting of ten residential buildings containing two, two-story townhouse style apartments each, for a total of 20 units. The units will consist of 17 two-bedroom units and three (3) three-bedroom units. Each unit will include a two-car garage (subterranean), guest parking will also be provided above-ground. The project also includes a request for an Oak Tree Permit to allow the removal of one oak tree. Three replacement oak trees will be planted on the developed site.

LOCATION

1264 San Gabriel Boulevard., South San Gabriel

ACCESS

San Gabriel Boulevard

ASSESSORS PARCEL NUMBER(S)

5279-022-011

SITE AREA

0.84 Acre

GENERAL PLAN / LOCAL PLAN

2035 General Plan

ZONED DISTRICT

South San Gabriel

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-2 (Neighborhood Business)

PROPOSED UNITS

20

MAX DENSITY/UNITS

42

COMMUNITY STANDARDS DISTRICT

South San Gabriel

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration

KEY ISSUES

- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.56.2050 and 22.56.2100 (Oak Tree Permit Burden of Proof)
 - 22.44.131 (South San Gabriel CSD requirements)
 - 22.28.170 (C-2 Zone Development Standards)

CASE PLANNER:

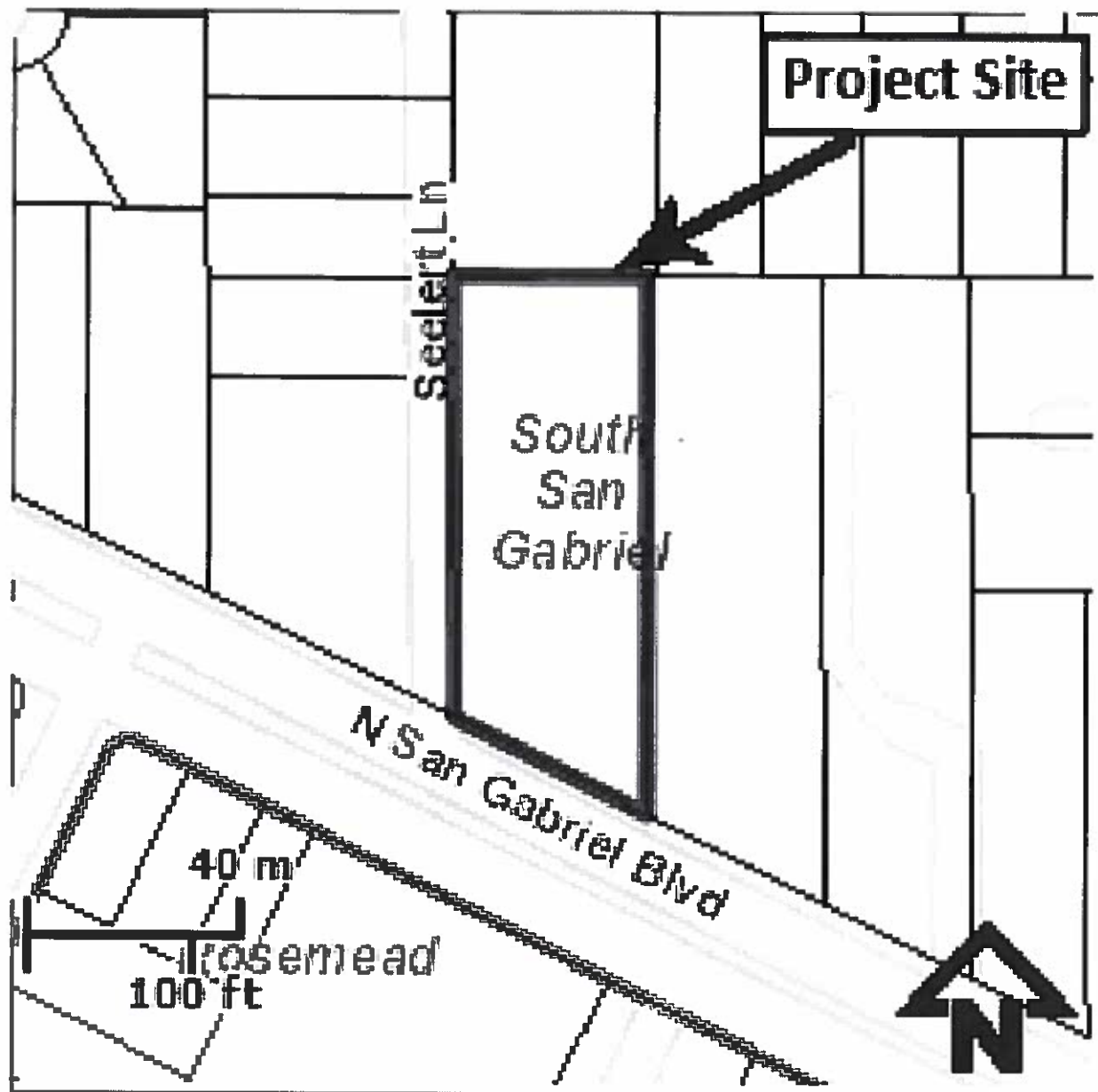
Michele Bush

PHONE NUMBER:

(213) 974 - 6435

E-MAIL ADDRESS:

mbush@planning.lacounty.gov



ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) to develop a multi-family residential project consisting ten residential buildings containing two, two-story townhouse style apartments each, for a total of 20 units in the C-2 (Neighborhood Business) Zone pursuant to County Code Section 22.28.160.
- Oak Tree Permit to remove one oak tree in connection with the multi-family residential project pursuant to County Code Section 22.56.2080.

PROJECT DESCRIPTION

The project is a request for a Conditional Use Permit to develop a multi-family residential project consisting of ten residential buildings containing two, two-story townhouse style apartments each, for a total of 20 units. The units will consist of 17 two-bedroom units and three (3) three-bedroom units. Each unit will include a two-car garage (subterranean), guest parking will also be provided above-ground. The project also includes a request for an Oak Tree Permit to allow the removal of one oak tree. Three replacement oak trees will be planted on the developed site.

The site plan for the Project depicts the 0.84 acre parcel developed with the proposed apartment units totaling approximately 23,010 square feet of building area. The site plan also depicts the two-car garages and guest parking spaces provided to serve the Project site. The development will also include 24,267 square feet of landscaped open space and paved areas. Landscaping will be located along the site's periphery and within apartment yard areas. Ingress and egress to the Project site is provided by one driveway located along San Gabriel Boulevard. The paved area of the driveway runs through the center of the property. No signage is proposed at this time. The on-site oak tree, to be removed, is located toward the center of the property.

EXISTING ZONING

The subject property is zoned C-2.

Surrounding properties are zoned as follows:

North: R-A (Residential Agricultural)

South: City of Rosemead

East: R-A

West: C-2 and R-A

EXISTING LAND USES

The subject property is developed with a single-family residence, small office, two storage buildings and paved outdoor surfaces.

Surrounding properties are developed as follows:

North: Single-Family Residential

South: Church and Wellness Center

East: Single and Multi-Family Residential

West: Commercial and Single and Multi-Family Residential

PREVIOUS CASES/ZONING HISTORY

Zoning actions that have taken place on the Project site:

- R2007-00165 / RPP 200700152 was approved to allow the construction of a 1,500sf garage.
- RCOC (Certificate of Compliance) 201200120 was completed in 2015.
- Land Use Category was changed from Low Density Residential to CG (General Commercial) by the 2035 General Plan Update.

ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the CG (General Commercial) land use category of the 2035 General Plan. This designation is intended for local-serving commercial uses, single and multi-family residences, and residential and commercial mixed uses. The 20-unit apartment project is a local-serving, multi-family use and is therefore consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- *Policy LU 4.1*
Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites:
 - The Project site consists of a single-family residence, small office, two storage buildings and paved outdoor surfaces. The proposed project will provide residential units to serve the community, on a lot that is currently underutilized.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.28.160 of the County Code, apartment uses are permitted within the C-2 Zone, provided a Conditional Use Permit has been approved on the Project site. Establishments in the C-2 Zone are subject to the following development standards:

- That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers, and/or trees, which shall be continuously maintained in good condition.

Incidental walkways, if needed, may be developed in the landscaped area. The Project proposes 34 percent lot coverage.

- A building or structure shall not exceed a height of 35 feet above grade, excluding permitted signs, chimneys and rooftop antennas. The Project has been designed to meet this height requirement.
- No outside storage shall be permitted in Zone C-2. All proposed trash and recycling enclosures provided to serve the Project site will be located at the subterranean level.

Parking

Pursuant to Section 22.52.1180 of the County Code, every apartment house and other structure designed for or intended to be used as a dwelling on a lot or parcel of land having an area of less than one acre per dwelling unit shall provide, for each apartment having two or more bedrooms, one and one-half covered, plus one-half uncovered parking spaces.

In addition, parking for apartment houses shall comply with the following provisions:

- a. Parking spaces for apartment houses shall be standard size unless compact size spaces are allowed by a parking permit;
- b. Guest parking shall be provided for all apartment houses containing 10 or more units at a ratio of one standard parking space for every four dwelling units. These spaces, which may be uncovered, shall be designated, marked and used only for guest parking;
- c. At least one accessible parking space shall be assigned to each dwelling unit.

The proposed Project consists of 20, two to three bedroom, units which require 30 covered and 10 uncovered parking spaces. In addition, five guest parking spaces are required. The Project proposes 40 parking spaces to serve the residential uses via a two-car garage per unit (subterranean). Five guest parking spaces are also proposed on the Project site.

Pursuant to code section 22.44.131 (South San Gabriel Community Standards District) the Project is further subject to the following C-2 zone development standards:

Landscaping and buffering of commercial uses from residential uses.

- Where a commercial zone is adjacent to a residence or residential zone, a landscaped buffer strip at least five feet wide shall be provided. Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 100 square feet of landscaped area, to be equally spaced along the buffer strip. The landscaping materials shall be approved by

the director. Permanent irrigation systems shall be required and maintained in good working order. The proposed Project is residential and does not include a commercial component, but is zoned C-2. The applicant has submitted a conceptual landscape plan which includes the planting of seven Sweet Bat (*Laurus nobilis*) trees along the eastern property line which abuts a residential use. This exceeds the required 5 trees (total of 4,750 square feet of landscaping is proposed). Additional buffering landscaping includes various drought tolerant shrubs along the perimeters.

- For properties adjoining a residence or residential zone, a solid masonry wall or solid fence in compliance with Section 22.52.610 shall be erected along the property lines separating the two uses. A residence is located to the east of the subject property. The applicant is proposing an 8' tall masonry wall along the east, west, and north property lines. The Project complies with this requirement.
- The director may modify the foregoing requirements for landscaping and buffering where their strict application is determined to be impractical because of physical, topographical, title, or other limitations. Any such modification may include substitution of landscaping or fencing materials. In granting any such modification, the director shall find that the intent and spirit of this section is being carried out.
- Parking. Whenever abutting a residence or residential zone and to the extent possible, surface parking lots or open spaces shall be developed in the area closest to the residential zone. All parking is subterranean.

Tree Planting Requirements

Pursuant to code section 22.52.2120 (Tree Requirements) projects proposing more than four residential units per lot, a minimum of one tree shall be planted for every 5,000 square feet of building footprint, per lot. The Project consists of 36,797 square feet of developed area and shall provide a minimum of 8 trees. 18 trees are proposed. This includes three oak trees, of which two are required by the oak tree permit for the removal of one ordinance sized oak.

Site Visit

Staff conducted a site visit on June 30, 2016. The Project site appeared to be in compliance with the Project request.

Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.56.040 and 22.56.2100 of the County Code. The Burdens of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

PROJECT NO. R2012-01339-(1)
CONDITIONAL USE PERMIT NO. 201200081
OAK TREE PERMIT NO. 201200036
ENVIRONMENTAL ASSESSMENT NO. 201200145

STAFF ANALYSIS
PAGE 5 OF 6

Neighborhood Impact/Land Use Compatibility

The Project site currently consists of a residential use and is surrounded by single and multi-family residential and commercial uses. The proposed apartment development will continue the use type within the surrounding neighborhood. Compliance with the conditions of approval will ensure compatibility with surrounding land uses.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Based on a letter from the County of Los Angeles Department of Public Works, dated March 23, 2016, Public Works recommends that the conditions shown (in their letter) be applied to the Project if ultimately approved by the advisory agency.

Based on a letter from the County of Los Angeles Fire Department, dated February 12, 2016, the Fire Department recommends clearance of this Project to proceed to public hearing as presently submitted with conditions of approval attached.

Based on a letter from the County of Los Angeles Fire Department, Forestry Division, dated June 29, 2015, the Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The Forestry Division has cleared the project for hearing with recommended conditions of approval.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Based on a letter from the City of Rosemead's Planning Division, dated June 2, 2016, the City of Rosemead requested that a construction notice be mailed to residents within a 300 foot radius of the Project site to inform them of the commencement of construction, as well as on-site posting. The applicant has agreed to this request being added to the conditions of approval.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff received one email in opposition to the proposed Project and one letter in opposition to the Project, including a petition with 10 signatures.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

PROJECT NO. R2012-01339-(1)
CONDITIONAL USE PERMIT NO. 201200081
OAK TREE PERMIT NO. 201200036
ENVIRONMENTAL ASSESSMENT NO. 201200145

STAFF ANALYSIS
PAGE 6 OF 6

Staff recommends **APPROVAL** of Project Number R2012-01339-(1), Conditional Use Permit Number 201200081 and Oak Tree Permit Number 201200036 subject to the attached conditions.

SUGGESTED APPROVAL MOTIONS:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND ADOPT THE NEGATIVE DECLARATION PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

Entitlement:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER 201200081 AND OAK TREE PERMIT NUMBER 201200036 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Michele Bush, Principal Planner, Zoning Permits East Section
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Environmental Document (Initial Study)
Site Photographs, Aerial Image
Site Plan, Land Use Map

MM:MRB
08/02/16

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-01339-(1)
CONDITIONAL USE PERMIT NO. 201200081
OAK TREE PERMIT NO. 201200036
ENVIRONMENTAL ASSESSMENT NO. 201200145**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on August 2, 2016, in the matter of Project No. R2012-01339-(1), consisting of Conditional Use Permit (CUP) No. 201200081 and Oak Tree Permit No. 201200036. (The Conditional Use Permit and Oak Tree Permit are referred to collectively as the "Project Permits.")
2. The permittee, Tien Chun Pan ("permittee"), requests the Project Permits to authorize the construction of a multi-family residential project consisting ten residential buildings containing two, two-story townhouse style apartments each, for a total of 20 units, and to remove one oak tree in connection with the multi-family residential Project ("Project") on a property located at 1264 San Gabriel Boulevard in the unincorporated community of South San Gabriel ("Project Site").
3. The CUP is a request to develop a multi-family residential project consisting of ten residential buildings containing two, two-story townhouse style apartments each, for a total of 20 units. The units will consist of 17 two-bedroom units and three (3) three-bedroom units. Each unit will include a two-car garage (subterranean); 5 guest parking spaces will be provided. The Oak Tree Permit is a request to allow the removal of one oak tree. Three replacement oak trees will be planted on the developed site in the C-2 (Neighborhood Business) zone pursuant to Los Angeles County Code ("County Code") sections 22.28.160 and 22.56.2080.
4. The Project Site is 0.84 acre in size and consists of one legal lot. The Project Site is rectangular in shape with relatively flat topography and is developed with a single-family residence, small office, two storage buildings and paved outdoor surfaces.
5. The Project Site is located in the South San Gabriel Zoned District and is currently zoned C-2 and is also located within the South San Gabriel Community Standards District (CSD).
6. The Project Site is located within the CG (General Commercial) land use category of the 2035 General Plan Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius includes:

North: R-A (Residential Agricultural)
South: City of Rosemead
East: R-A
West: C-2 and R-A

8. Surrounding land uses within a 500-foot radius include:
 - North: Single-Family Residential
 - South: Church and Wellness Center
 - East: Single and Multi-Family Residential
 - West: Commercial and Single and Multi-Family Residential
9. Zoning actions that have taken place on the Project site:
 - R2007-00165 / RPP 200700152 was approved to allow the construction of a 1,500 sf garage.
 - RCOC (Certificate of Compliance) 201200120 was completed in 2015.
 - Land Use Category was changed from Low Density Residential to CG (General Commercial) by the 2035 General Plan Update.
10. The site plan for the Project depicts the 0.84 acre parcel developed with the proposed apartment units totaling approximately 23,010 square feet of building area. The site plan also depicts the two-car garages and guest parking spaces provided to serve the Project site. The development will also include 24,267 square feet of landscaped open space and paved areas. Landscaping will be located along the site's periphery and within apartment yard areas. Ingress and egress to the Project site is provided by one driveway located along San Gabriel Boulevard. The paved area of the driveway runs through the center of the property. No signage is proposed at this time. The on-site oak tree, to be removed, is located toward the center of the property.
11. The Project Site is accessible via San Gabriel Boulevard to the South. Primary access to the Project Site will be via an entrance/exit on San Gabriel Boulevard.
12. The Project will provide a total of 45 parking spaces, 40 of which will be provided via two-car garages attached (subterranean) to each unit, and five guest parking spaces.
13. Based on a letter from the County of Los Angeles Department of Public Works, dated March 23, 2016, Public Works recommends that the conditions shown (in their letter) be applied to the Project if ultimately approved.

Based on a letter from the County of Los Angeles Fire Department, dated February 12, 2016, the Fire Department recommends clearance of this Project to proceed to public hearing as presently submitted with conditions of approval attached.

Based on a letter from the County of Los Angeles Fire Department, Forestry Division, dated June 29, 2015, the Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The Forestry Division has cleared the project for hearing with recommended conditions of approval.

14. Based on a letter from the City of Rosemead's Planning Division, dated June 2, 2016, the City of Rosemead requested that a construction notice be mailed to residents within a 300 foot radius of the Project site to inform them of the commencement of construction, as well as on-site posting. The applicant has agreed to this request being added to the conditions of approval.
15. Prior to the Hearing Officer's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.
16. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
17. Staff received one email in opposition to the proposed Project and one letter in opposition to the Project, including a petition with 10 signatures.
18. *To be inserted after the public hearing to reflect hearing proceedings.*
19. The Hearing Officer finds that the Project site is located in the CG (General Commercial) land use designation of the 2035 General Plan. This designation is intended for local-serving commercial uses, single and multi-family residences, and residential and commercial mixed uses. The 20-unit apartment project is a local-serving, multi-family use and is therefore consistent with the permitted uses of the underlying land use category.
20. The Hearing Officer finds that the Project site is currently zoned C-2 (Neighborhood Commercial). Apartment uses are permitted within the C-2 Zone, provided a Conditional Use Permit has been approved on the Project site.
21. The Hearing Officer finds that the requested use at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The apartment development has been designed to be compatible with uses the surrounding community. The proposed Project will compliment adjacent areas by improving an existing, underutilized site. The entrance to the site will be a wide two-way driveway, fencing will be sufficient to discourage access to and from the site on the borders with adjacent uses. Trees and other landscaping planted generously

along the site's periphery will add privacy for neighbors. The physical alterations will improve the site visually and functionally.

22. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The Project has been designed to observe all Los Angeles County Code requirements based on the CSD and C-2 zoning designation. One method for achieving lower height buildings at the site is to provide subterranean parking for each unit. The Project's contained parking also reduces impacts on off-site parking areas and the number of parked automobiles visible in the community.
23. The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. Vehicles entering the Project site will be accommodated by a wide two-way driveway entrance along San Gabriel Boulevard. As depicted on the site plan, the surface area for automobiles at the site is adequate to accommodate traffic in both directions. Additionally, sufficient space is provided for emergency vehicle access and turn around. The site is adequately served by highways and streets of sufficient width and improvements to carry the kind and quantity of traffic a 20-unit apartment development will generate. The site is adequately served by public and private service facilities.
24. The Hearing Officer finds that the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of chapter 22.56, if any, on the subject property. The site contains one oak tree. The proposed Project will result in the removal of the existing oak tree, and there are no additional oak trees on the site. The Project includes three 15-gallon replacement oak trees to be incorporated into the site's landscaping.
25. The Hearing Officer finds that the removal of the oak tree proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated. The proposed Project involves development of the entire site, where no existing or anticipated future surface waters or major drainage courses exist. The Project includes subterranean construction, and development of the site will include efficient grading and drainage, including in the area of the oak tree removal. Therefore, removal of the existing oak tree will not result in potential soil erosion through the diversion or increased flow of surface waters.
26. The Hearing Officer finds that the removal of the oak tree proposed is necessary as continued existence at present location frustrates the planned improvement or proposed use of the subject property to such an extent that alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive. The existing oak tree, located near the center of the site, will

interfere with the reasonable and efficient development and use of the proposed Project since its protection would preclude encroachment on a significant portion of the developable area of the site.

27. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the South San Gabriel community. On May 24, 2016, a total of 95 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as one notice to those on the courtesy mailing list for the South San Gabriel Zoned District and to any additional interested parties.
28. The Hearing Officer finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code, unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife.
29. After consideration of the Negative Declaration, together with the comments received during the public review process, the Hearing Officer finds on the basis of the whole record before her that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer.
30. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

Regarding the Conditional Use Permit:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The removal of the smaller non-"heritage" oak tree on-site is necessary because the tree in its current location interferes with the provision of sidewalks and streets for the Project, that no reasonable alternative to such interference exists other than removal of the tree, and that the relocation of the tree is infeasible and the Project is appropriately conditioned to mitigate any soil erosion associated with the proposed removal of the non-"heritage" oak tree by providing drainage and grading devices on-site.
- F. The Project is appropriately conditioned to require the permittee to replace the removed non-"heritage" oak tree at a ratio of two to one, which will result in the planting of not less than two new oak trees on-site.

THEREFORE, THE HEARING OFFICER:

- 1. Certifies that the Negative Declaration for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer as to the environmental consequences of the Project; determined that on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and
- 2. Approves Conditional Use Permit 201200081 and Oak Tree Permit 201200036, subject to the attached conditions.

ACTION DATE: AUGUST 2, 2016

**MM:MRB
08/02/16**

c: Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-01339-(1)
CONDITIONAL USE PERMIT NO. 201200081
OAK TREE PERMIT NO. 201200036
ENVIRONMENTAL ASSESSMENT NO. 201200145**

PROJECT DESCRIPTION

The project is a request for a Conditional Use Permit to develop a multi-family residential project consisting of ten residential buildings containing two, two-story townhouse style apartments each, for a total of 20 units and Oak Tree Permit to allow the removal of one oak tree subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5 and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the

costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$400.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **two** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially

responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Prior to issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
11. Within five (5) working days from the day after your appeal period ends **August 23, 2016**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,285.25** (\$2,210.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or **\$3,145.00** (\$3,070.00 for an Environmental Impact Report plus \$75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **October 3, 2016**.
19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

20. The permittee shall record a Covenant In Lieu Of A Lease Only Map with the County of Los Angeles that the Project site shall be held as one parcel with all multi-family residential buildings developed, owned and retained by the same owner or entity, and no portion shall be sold or leased separately except individual leases of units within the buildings.
21. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated June 29, 2015 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.

- a. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of two (2) mitigation trees.
22. All replacement trees shall be planted on native undisturbed soil. The first two irrigations or watering of planted trees shall incorporate the addition of a mycorrhizae product (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting trees.

PROJECT SITE SPECIFIC CONDITIONS

23. This grant shall authorize the construction of a multi-family residential project consisting of ten residential buildings containing two, two-story townhouse style apartments each, for a total of 20 units and the removal of one oak tree from the Project site.
24. Not more than 90 percent of the net area of the Project site shall be occupied by buildings.
25. The Project site shall maintain 45 parking spaces on-site, 40 space to serve each unit via one two-car garage per unit, and five guest spaces.
26. Building heights of each structure shall not exceed 35 feet above grade.
27. Prior to Project construction, a construction notice, as well as on-site posting, shall be mailed to residents within a 300-foot radius of the project site to inform them of the commencement of construction.
28. The permittee shall comply with all conditions set forth in the attached County Department of Public Works letter dated March 23, 2016.
29. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated February 12, 2016.

Attachments:

Department of Public Works letter dated March 23, 2016
Fire Department letter dated February 12, 2016
Forestry Division letter dated June 29, 2015
Oak Trees: Care and Maintenance Guide



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 23, 2016

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Maria Masis
Zoning Permits East Section
Department of Regional Planning

Attention Michelle Bush

FROM: Art Vander Vis
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201200081
PROJECT NO. R2012-01339
1264 SOUTH SAN GABRIEL BOULEVARD
ASSESSOR'S MAP BOOK NO. 5279, PAGE NO. 22, PARCEL NO. 11
UNINCORPORATED COUNTY AREA OF SOUTH SAN GABRIEL

Thank you for the opportunity to review the site plan and zoning permit application for CUP No. 201200081 in the unincorporated County area of South San Gabriel. The project consists of the construction of 10 multi-family residential buildings containing 2 townhomes each for a total of 20 townhomes.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents, and therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed.

Road

1. Close the unused driveway at the southeast corner of the property with standard curb, gutter, and sidewalk.
2. Construct the proposed driveway on San Gabriel Boulevard to meet current Americans with Disabilities Act requirements.

3. Provide and continuously maintain adequate sight distance (10 feet minimum) from the proposed driveway to the back of the sidewalk to the satisfaction of Public Works. This means there cannot be any obstruction such as landscaping or block walls above 3.5 feet in height within the 10 foot sight triangle.
4. Plant street trees along the property frontage on San Gabriel Boulevard to the satisfaction of Public Works. Please contact Public Works' Road Maintenance Division, Maintenance District 1 office, at (626) 337-1277 to obtain information regarding the desirable tree species to be planted along the property frontage. Any existing trees in the right of way shall be removed and replaced if not acceptable as street trees.
5. Submit street improvement plans and acquire street plan approval before obtaining grading/drainage permit.
6. Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Ed Gerlits of Public Works' Land Development Division at (626) 458-4953 or egerlits@dpw.lacounty.gov.

Street Lights

1. Comply with the street lighting conditions outlined on the attached Traffic and Lighting Division memo dated February 18, 2016.

For questions regarding the street lighting conditions, please contact Jeff Chow of Public Works' Traffic and Lighting Division at (626) 300-4753 or jchow@dpw.lacounty.gov

Grading/Drainage:

1. Submit a grading/drainage plan that complies with the hydrology study approved on November 11, 2014, or the latest revision. The grading plans must show and call out the construction of at least all drainage devices and details and paved driveways; elevation and drainage of all pads; and the water quality devices. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
2. Comply with the Low-Impact Development per County Code Section 12.84.460. The Low-Impact Development Standards Manual can be found at <http://dpw.lacounty.gov/idd/web/>.

Maria Masis
March 23, 2016
Page 3

3. Provide a maintenance agreement/covenant for privately maintained drainage devices.
4. Obtain soil/geology approval of the grading plan by Public Works' Geotechnical and Materials Engineering Division.

For questions regarding the grading/drainage conditions, please contact Toan Duong of Public Works' Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov.

Water:

1. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated March 25, 2015, issued by the San Gabriel Valley Water Company, to the satisfaction of Public Works. The Will Serve letter will expire on March 25, 2016. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.
2. The applicant shall ascertain the fire-flow requirements and obtain approval from the Fire Department. If the fire flow is not sufficient, the applicant shall be responsible for upgrading the system to meet the Fire Department's required flow.

For questions regarding the water condition, please contact Tony Khalkhali of Public Works' Land Development Division at (626) 458-4921 or tkhalkh@dpw.lacounty.gov.

For questions regarding the site plan, conditions, or if you require additional information, please contact Mr. Gerlits of Public Works' Land Development Division at (626) 458-4953 or egerlits@dpw.lacounty.gov.

ECG:tb

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**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
TRAFFIC AND LIGHTING DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW
STREET LIGHTING REQUIREMENTS**

Date: 2/18/16

TO: Matthew Dubiel
Project Entitlement & CEQA Section
Land Development Division

Attention: Ed Gerlits

FROM: James Chon
Street Lighting Section
Traffic and Lighting Division

Prepared by Emmanuel Okolo

**STREET LIGHTING REQUIREMENTS
CUP 201200081, TG 636G4, L-042-2012**

- ☐ Provide streetlights on concrete poles with underground wiring on all streets and highways within _____ to the satisfaction of Department of Public Works or as modified by Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.
-
- ☒ Provide streetlights on concrete poles with underground wiring along the property frontage on San Gabriel Blvd to the satisfaction of Department of Public Works or as modified by Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.
-
- ☐ Provide streetlights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage on _____ to the satisfaction of Department of Public Works or as modified by Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.
-
- ☐ Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on _____ with fixtures acceptable to Southern California Edison and to the satisfaction of Department of Public Works or as modified by Department of Public Works. The operation and maintenance of the street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.
-
- ☐ New streetlights are not required.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

- ☐ The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.
- ☒ Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
- ☐ Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
- ☐ Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required streetlights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided all required streetlights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.

SAN GABRIEL VALLEY WATER COMPANY

March 25, 2015

Mr. Peterzon Sy
Cal Land Engineering, Inc.
576 East Lambert Road
Brea, CA 92821

Subject: 1264 San Gabriel Boulevard
Rosemead, CA

Dear Mr. Sy:

San Gabriel Valley Water Company is a public utility regulated by the State of California Public Utilities Commission. The company supplies water to customers in its service area in accordance with the company's tariff schedules and rules filed with the California Public Utilities Commission.

The subject property is located entirely within the service area of San Gabriel Valley Water Company. Adequate line and storage capacity for domestic water purposes exists, and following completion of necessary financial arrangements and execution of appropriate agreements, those facilities can be extended to provide public utility water service to the subject development.

The existing water main located in the street fronting the site may not be capable of providing the required fire flow for this development. Please contact the fire department to ascertain the fire flow requirements for this development, and then discuss those requirements and the domestic water service requirements with us as soon as possible.

If you have any questions or need additional information, please contact Keith Hueston at (909) 201-7353 or via e-mail at kahueston@sgvwater.com.

Very truly yours,



Matt Y. Yucelen, P.E.
Director of Engineering

MYY:cph



Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

MAP DATE: 01/28/2016

LOCATION: 1264 San Gabriel Blvd., Rosemead

PLANNER: Michele Bush

REVISED CONDITIONS: Supersedes Fire Dept. Comments Dated 03/20/2015

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL – ACCESS

1. All on-site Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
2. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
3. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
5. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2
6. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01339

MAP DATE: 01/28/2016

LOCATION: 1264 San Gabriel Blvd., Rosemead

PLANNER: Michele Bush

7. Dead-end Fire Apparatus Access Roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5
 - a. Provide a Fire Department Turnaround as noted on the site plan.
8. Fire Apparatus Access Roads shall be provided with a 32 foot centerline turning radius. Fire Code 503.2.4
9. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3
10. The gradient of Fire Apparatus Access Roads shall not exceed 15 percent unless approved by the fire code official. Fire Code 503.2.7
11. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
12. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
13. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4



Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01339

MAP DATE: 01/28/2016

LOCATION: 1264 San Gabriel Blvd., Rosemead

PLANNER: Michele Bush

14. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1
15. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
16. Multiple residential and commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.

CONDITIONS OF APPROVAL – WATER STSYSTEM

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
2. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
3. The required fire flow for the public fire hydrants for this project is 1500 gpm at 20 psi residual pressure for 2 hours. Two (2) public fire hydrant flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

June 29, 2015

Michele Bush, Principal Regional Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Bush:

OAK TREE PERMIT NUMBER 201200036
PROJECT NUMBER R2012-01339-(1)
1264 SAN GABRIEL BOULEVARD, SOUTH SAN GABRIEL

We have reviewed the "Request for Oak Tree Permit #201200036." The project is located at 1264 San Gabriel Boulevard in the unincorporated area of South San Gabriel. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Michael Crane, the consulting arborist, dated July 2012.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$300. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENDALE
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and two (2) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division, stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact, as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site, as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval, shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVAL:

7. This grant allows the removal of one (1) tree of the Oak genus (*Quercus agrifolia*) identified as Tree Number 1 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines

are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of 2 (two) mitigation trees.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia, grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division, for all enforcement efforts necessary to bring the subject property into compliance.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,



J. LOPEZ, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JL:jl

Enclosure

ATTACHMENT A

CONDITIONAL USE BURDEN OF PROOF

Los Angeles County Zoning Code, Title 22, Zoning, Section Sections 22.56.040

A. That the requested use at the location will not: (1) Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or (2) Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or (3) Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

A residential apartment development, with 10 2-story buildings containing 2 apartments each, is an accepted and benign use within areas zoned Neighborhood Business; and the Proposed Project will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. With the current General Plan, apartment development will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the Proposed Project. In fact, the Proposed Project will enhance the site. As shown in the Proposed Project's Site Plans, the apartment development will be thoughtfully designed, and the Proposed Project is compatible with neighboring commercial and residential uses. The Proposed Project will compliment adjacent areas by improving an existing, underutilized Site and providing additional housing in an area slated for increased density and commercial and residential activity. Respectful of development standards for commercial and residential uses in the area, the Proposed Project conforms to the low-density scale and character of the community. The maximum height for the apartments will be significantly below the limit imposed by the Zoning Code. By keeping within the area's scale, the Proposed Project will neither be intrusive on neighbors nor detrimental to their use and enjoyment of their property. The Proposed Project will not negatively impact neighbors' views. Instead, it will add quality to views of the Site from adjacent properties and San Gabriel Boulevard. The Proposed Project may indeed add to the valuation of properties in the vicinity, particularly as the economy improves. The Proposed Project, a relatively small-scale multi-family development, will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare, since it will be a well-constructed development, designed and constructed pursuant to applicable requirements for health and safety. The entrance to the Site will be a safe and wide two-way driveway, fencing will be sufficient to discourage access to and from the Site on borders with adjacent uses, trees and other landscaping planted generously along the Site's periphery will further discourage improper access to and from the property, and trees throughout the Proposed Project will add privacy for neighbors.

The Proposed Project is an improvement and efficient use of an underutilized lot. The Proposed Project is a modest and attractive residential apartment development and remains under the limits of County regulations for height and density. The physical alterations will improve the Site visually and functionally. Approval of Applicant's request shall simply add value for the community by allowing a apartment development where people in the vicinity may choose to reside. The improved Site will benefit neighbors and passersby with its well-built and attractive design and landscaping.

- B. *That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.***

The Site is adequate in size, shape and configuration to accommodate the yards, walls, fences, parking, landscaping and other development features prescribed in Title 22 of the Zoning Code, the standards for the South San Gabriel Community Standards District, and other applicable requirements to integrate the Proposed Project with the surrounding area's uses. Applicant is mindful of constructing a development that is consistent with, if not lower than, the neighborhood's scale and the height and density limits prescribed by relevant codes and regulations. One method for achieving lower height buildings (less than 27 feet high) and lower density above-ground at the Site is to utilize the slope of the Site to provide vehicular access below the first habitable level of each apartment unit so that the apartments appear to be 2-stories adjacent to other properties at the Site periphery. The Proposed Project's contained parking also reduces impacts on off-site parking areas and the number of parked automobiles visible in the community.

As depicted on the Site Plans accompanying this Application, the Proposed Project will result in a professionally built development, designed to provide an attractive setting from perspectives both on and off-site. The landscaping throughout the Site and generous number of trees planted on the Site's periphery along pedestrian walkways will adequately screen and buffer the Proposed Project from adjacent properties and uses. All of the development features will be as prescribed by governing codes, and will integrate nicely and effectively with the surrounding area and its commercial and residential uses.

- C. *That the proposed site is adequately served: (1) By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and (2) By other public or private service facilities as are required.***

Vehicles entering the Proposed Project will be accommodated by a wide two-way driveway entrance on San Gabriel Boulevard directly into the Site. As depicted on the Site Plans, the surface area for automobiles at the site is adequate to accommodate traffic in both directions. Additionally, sufficient space is provided for emergency vehicle access and turn around. Located on San Gabriel Boulevard, a major highway, the Site is adequately served by highways and streets of sufficient width and improvements to carry the kind and quantity of traffic a 20 apartment residential development will generate. Furthermore, an apartment development the size of the Proposed Project normally places a low demand upon public services; and, in any event, the Site is adequately served by public and private service facilities.

ATTACHMENT A

OAK TREE PERMIT BURDEN OF PROOF

Zoning Code Section 22.56.2050; 22.56.2100

Please identify the number of oak trees proposed for:

☒ **Removal: One (1)**

☐ **Encroachment: 0**

☐ **To Remain: 0**

Total existing oak trees: One (1)

A. That the proposed construction or proposed use will be accomplished without ending the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.

The existing Site contains one oak tree, which is subject to the provisions of Zoning Code Chapter 22.56. The Proposed Project will result in the removal of the existing oak tree, and there are no additional existing oak trees at the site. The Proposed Project includes 3 15-gallon-size replacement oak trees to be incorporated into the Site's landscaping.

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

The Proposed Project involves development of the entire Site, where no existing or anticipated future surface waters or major drainage courses exist. The Proposed Project includes semi-subterranean construction, and development of the Site will include efficient grading and drainage, including in the area of the oak tree removal. Therefore, removal of the existing oak tree will not result in potential soil erosion through the diversion or increased flow of surface waters.

C. That in addition to the above facts, at least one of the following findings must apply:

1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:

a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or

b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or

- 2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or***
- 3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.***
- 4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.***

Applicant proposes to develop a multi-family residential project consisting of 10 residential buildings containing 2 townhouses each, for a total of 20 townhouses on a Site currently containing one oak tree. The existing oak tree, located near the center of the Site, will interfere with the reasonable and efficient development and use of the Proposed Project since its protection would preclude encroachment on a significant portion of the developable area of the Site]. Alternate development plans cannot achieve the Proposed Project's density. Therefore, allowing the existing oak tree to remain would result in the continued underutilization of the Site. Furthermore, preserving the oak tree and developing the Site at a decreased density presents a serious challenge to the economic feasibility of the Proposed Project. Finally, the continued existence of the oak tree will interfere with utility service and other infrastructure for the Proposed Project. However, removing the oak will enable the planned improvement of the Site with a multi-family residential development that will serve the community's current and future housing needs. No reasonable alternative to such interference exists other than removal of the tree. However, to offset the removal of the existing oak tree, and in accordance with the intent and purpose of the County's Oak Tree Ordinance, the Proposed Project includes 3 15-gallon size replacement oak trees, to be located in the front yard of the Site.



Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning

Project title: R2012-01339-(1) / RCUP 201200081 / ROAK 201200036 / RENV 201200145

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Michele Bush, (213) 974-6435

Project sponsor's name and address: Tien Chun Pan, 1264 San Gabriel Boulevard, Rosemead, CA 91770

Project location: 1264 San Gabriel Boulevard, Rosemead, CA 91770

APN: 5279-022-011 USGS Quad: El Monte

Gross Acreage: 1.0 acre

General plan designation: CG-General Commercial

Community Area wide Plan designation: N/A

Zoning: C-2 (Neighborhood Business) within the South San Gabriel Community Standards District.

Description of project: The applicant proposes to develop a multi-family residential project consisting ten residential buildings containing two, two-story townhouse style apartments each, for a total of 20 units. The units will consist of 17 two-bedroom units and three (3) three-bedroom units. Each unit will include a two-car garage (subterranean), guest parking will also be provided above-ground. The site is currently developed with a 2,364 square foot single-family residence, small office, two storage buildings, and paved and concrete outdoor surfaces, which will be demolished to construct the apartments. The proposed project includes a paved driveway located through the center of the property, providing access to each unit. One oak tree will be removed from the site. Three mitigation oak trees will be planted on the developed site.

Surrounding land uses and setting: The project site is located in a fully developed, urbanized area, surrounded by single and two-family residential uses to the north; a church, health care and wellness center, commercial and office uses and single and two-family residential uses to the south; single and multi-family residential uses to the east; and office, single and two-family residential uses, apartment units and commercial uses to the west. The project site is located approximately 0.43 mile southeast of the Pomona (60) Freeway.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>County of Los Angeles Department of Public Works</u>	<u>Building, grading, etc. permits</u>

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>R2015-00927/RCUP 201500041</u>	<u>Adult day care facility, pending</u>

Reviewing Agencies:*Responsible Agencies*

- ☐ None
- Regional Water Quality Control Board:
- ☒ Los Angeles Region
- ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers

Special Reviewing Agencies

- ☒ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mountains Area
- ☐

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☒ Montebello Unified School District
- ☒ City of Rosemead
- ☒ City of Montebello

Trustee Agencies

- ☒ Npne
- ☐ State Dept. of Fish and Wildlife
- ☐ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW:
- Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division
- ☒ County Library

- ☒ Fire Department
- Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
 - Health Hazmat
- ☒ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- ☒ Sheriff Department
- ☒ Parks and Recreation

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings
of Significance |
| <input type="checkbox"/> Geology/Soils | | |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Michael R. Bush
Signature (Prepared by)

5/23/16
Date

[Signature]
Signature (Approved by)

5/23/16
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is not located along a scenic vista or state scenic highway, and there are no scenic resources on the project site or in the surrounding area. There is no trail located on the project site. The Rio Hondo River Trail is located 0.74 mile east of the project site. There is one oak tree on the property that will be removed (ROAK 201200036). Three mitigation trees will be planted on the developed site. The proposed project site will be landscaped and setback along San Gabriel Boulevard so as not to be intrusive but add character to the property frontage. The proposed townhouse style apartments will be consistent with multi-family and apartment residential uses in the surrounding area. The project has been designed to meet height and setback requirements of the Los Angeles County Zoning Code. The proposed project will not create a source of substantial shadows, light, or glare. The structures are sufficiently setback from surrounding residential properties.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located on developed, urban land and will not convert prime, unique or farmland of statewide importance. Based on a review of the California Department of Conservation, Division of Land Resources Protection, Farmland Mapping and Monitoring Program Mapping, the project site is classified as Urban and Built-Up Land. The project site is located within the C-2 (Neighborhood Business) zoning designation. There is no Williamson Act contract on the property. There is no forest land or timberland as defined in Public Resources Code § 4526 located on the project site.

3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Based on a review of AQMD Air Quality Readings, the project site is located within an area categorized as Moderate on the Air Quality Index with Fine Particulate Matter as a pollutant. In this area, the air quality is acceptable; however, for some pollutants there may be a moderate health concern for a very small number of people. For example, people who are unusually sensitive to ozone may experience respiratory symptoms. The proposed project is a 20-unit townhouse style apartment development and is not expected to contribute substantially to an existing or projected air quality violation. The area surrounding the project site is developed with commercial and residential uses, and a health care and wellness center is located directly to the south of the site. The project is not expected to result in a cumulatively considerable net increase of any criteria pollutant. There is the possibility of some odors and temporary pollutant concentrations during construction however, it is not expected the exposure to sensitive receptors will be substantial. The proposed completed project will not cause objectionable odors affecting a substantial number of people.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

☐☐☐☒

The project site is currently developed, and no habitat for special-status species is present. Wildlife likely to utilize the site may include birds and bats that could nest or roost in trees and structures on site. However, these are expected to be urban-tolerant species and no significant impact to special-status species is expected. No sensitive natural communities are present. A single oak tree is present but this does not constitute an oak woodland, per the provisions of California Public Resources Code Section 21083.4. The on-site oak tree will be removed. However, three mitigation oak trees will be planted on the developed site. No drainage features subject to the jurisdiction of USACE, CDFW, or RWQCB are present on site.

Active nests (i.e. "nursery sites") of most native bird species are protected by the federal Migratory Bird treaty Act and California Fish and Game Code sections 3503 and 3512. The Migratory Bird Treaty Act (MBTA), 16 U.S.C. Section 703, et seq., prohibits the taking, killing, possessing, transporting, and importing of migratory birds, parts of migratory birds, and their eggs and nests, except when specifically authorized by the Department of the Interior. The MBTA defines "take" as "to pursue, hunt, capture, collect, kill or attempt to pursue, hunt, shoot, capture, collect or kill, unless the context otherwise requires." Most birds are considered migratory under the MBTA.

Under California Fish and Game Code Section 3503, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird (except non-natives, including English sparrows (*Passer domesticus*) and European starlings (*Sturnus vulgaris*)). Section 3503.5 specifically protects birds in the orders Falconiformes and Strigiformes (birds-of-prey). Section 3513 essentially overlaps with the MBTA, prohibiting the take or possession of any migratory non-game bird. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered a "take" by the CDFG. Compliance with state and federal laws protecting nesting bird species will result in a less than significant related to this threshold.

The proposed project includes the removal of one oak tree and will be subject to the conditions of the Oak Tree Permit (ROAK 201200036). Adherence to the conditions of ROAK 201200036 will ensure consistency with county policies regarding oak trees. The project is not located within an area subject to the provisions of any habitat conservation plan.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in CEQA Public Resources Code § 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is completely built out and located in an urbanized area. There are no known historical or archaeological resources on the property. One oak tree will be removed and three mitigation trees will be planted on the developed site. There are no known human remains on the project site. The project site is developed and any remains that might have existed on the site would have been disturbed by previous development.

6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project will be developed to meet all requirements and standards of the Los Angeles County Green Building Standards Code and Green Building Ordinance. The proposed project's designs, materials and features will comply with the building energy efficiency standards of Title 24, California Code of Regulations.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of on-site wastewater treatment systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Based on the review of the State of California Special Studies Zones Map for the El Monte Quadrangle, the project site is located approximately ½ mile from a special study zone that contains inferred and accurately located fault traces. These areas are active faults considered to have been active during Holocene time and to have a relatively high potential for surface rupture. Based on the review of the State of California Seismic Hazard Zones Map for the El Monte Quadrangle, the project site is located approximately ½ mile from a liquefaction zone that contains areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required. There are areas located within landslide zones within one mile of the project site. However, the project site is relatively flat and is not located within a landslide zone. The project site is located in a developed, urbanized area. Earthwork volumes include 2,780 cubic yards of cut and 780 cubic yards of fill, and 2,000 cubic yards of export. The total area to be disturbed is 0.845 acre.

Based on a letter dated December 11, 2014, the County of Los Angeles Department of Public Works, Land Development Division Hydrology Unit, reviewed and approved the drainage concept/hydrology study for the project. The project site is currently served by public water and sewer. The Department of Public Works also approved the sewer area study for the project. The project site is not located within a Hillside Management Area.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site has previously been developed and is located in an urbanized area that is built out. The proposed construction must comply with the requirements of the Los Angeles County Green Building Ordinance and all applicable plans, policies and regulations of the County of Los Angeles.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:				
i) within a Very High Fire Hazard Severity Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Zone 4)?

ii) within a high fire hazard area with inadequate access? ☐ ☐ ☐ ☒

iii) within an area with inadequate water and pressure to meet fire flow standards? ☐ ☐ ☒ ☐

iv) within proximity to land uses that have the potential for dangerous fire hazard? ☐ ☐ ☒ ☐

i) Does the proposed use constitute a potentially dangerous fire hazard? ☐ ☐ ☒ ☐

The proposed project is a 20-unit residential apartment development and will not create any significant hazard to the public or environment. There is the possibility that landscaping chemicals and cleaning solvents will be used on the site occasionally however, these items are not likely to result in any accidental conditions that could affect the public or environment significantly.

Based on the review of the State of California, Department of Toxic Substances Control Envirostor Hazardous Waste and Substances Site List, the project site is not located on a hazardous materials site. The project site is not located within an airport land use plan area. There is no airport use within two miles of the project site. The project site is currently served by emergency services. The proposed project will be fully accessible from San Gabriel Boulevard. The 26-foot private driveway and fire lane will provide sufficient access to the apartment units. The project site is not located within a very high fire hazard severity zone. The project site is surrounded by developed properties that contain commercial and residential uses.

Based on the review of a letter from the County of Los Angeles Fire Department, dated February 18, 2016, the areas germane to the statutory responsibilities of the County of Los Angeles Fire Department's Planning Division, Land Development Unit, Forestry Division and Health Hazardous Materials Division have been addressed.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The project site is located within the jurisdiction of the Los Angeles Regional Water Quality Control Board and is currently served by public water and sewer. The proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's Standard Urban Stormwater Management Plan (SUSMP) General Discussion. A will-serve letter has been provided from the San Gabriel Valley Water Company. The project site is currently developed but will be graded as a part of the proposed development. There are no known water courses located on the project site. The project site will be fully developed including landscaping and irrigation. However, no accumulation of water is expected to provide habitat for mosquitoes or other vectors.

The project site is not located within an area of special biological significance. The project site is not located within a flood hazard area. There are no levees or dams in the vicinity of the project site. The project site is not located within a dam inundation area or a tsunami inundation zone.

11. LAND USE AND PLANNING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located in a fully developed, urbanized area, surrounded by single and two-family residential uses to the north; a church, health care and wellness center, commercial and office uses and single and two-family residential uses to the south; single and multi-family residential uses to the east; and office, single and two-family residential uses, apartment units and commercial uses to the west. The proposed apartment development will continue the use type within the surrounding community.

The project site is located within the CG-General Commercial land use designation of the Countywide General Plan. This land use designation allows 50 dwelling units per net acre. The proposed 20-unit apartment development will comply with the General Plan requirement. The project site is located in the C-2 (Neighborhood Business) zone, within the South San Gabriel Community Standards District (CSD). Apartment uses are permitted within the C-2 zone provided a Conditional Use Permit has been obtained. The project will be developed in compliance with the requirements of the zoning designation and CSD. The project site is not located within a hillside management or significant ecological area.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The subject property is currently developed and there are no known mineral resources on the site.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project will consist of demolition of existing buildings on the project site and new construction of the 20-unit apartment development. Therefore it is anticipated, surrounding residential properties will be impacted temporarily by noise generated during the demolition and construction on the project site. Adherence to Title 12, Noise Control Ordinance for the County of Los Angeles and following best management practices will minimize noise levels. The finished project, an apartment development, will not generate noise levels beyond what is allowed based on the Los Angeles County Noise Control Ordinance. Each unit will include a two-car garage (subterranean) this will reduce vehicular traffic above-ground. The proposed project does not include any amplified sound system.

14. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project consists of 20 apartment units. Population growth from the proposed project will not be substantial. The project site currently consists of a 2,364 square foot single-family residence, small office, two storage buildings, and paved and concrete outdoor surfaces, which will be demolished to construct the apartments.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is currently served by Fire and Sheriff services. The 20-unit apartment development is not expected to create capacity problems in the school district(s) serving the project area. No new park facilities will be created as a result of the proposed project.

16. RECREATION

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?

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c) Would the project interfere with regional open space connectivity?

☐ ☐ ☐ ☒

There are several parks and recreational facilities located within a two-mile radius of the project site. The 20-unit apartment development is not expected to increase the use of these areas to a point of substantial physical deterioration. No recreational facilities are proposed as a part of the project. The project site is located in an area that is built out.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located along San Gabriel Boulevard which is designated as a major highway existing within the Los Angeles County General Plan. The proposed development will not conflict with transportation plans, ordinances or policies of Los Angeles County. The project site is not located within a high air traffic area or within an Airport Land Use Plan area. The proposed apartment development has been designed to meet all requirements of the Los Angeles County Zoning Code and General Plan. The project site is not accessed at a dangerous curve or intersection. The proposed project is compatible with the surrounding area and is allowed within the current zoning designation provided a Conditional Use Permit is obtained. The project site is currently served by emergency services. The site is fully accessible from San Gabriel Boulevard.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site currently is and will be served by public water and sewer. The proposed project is a 20-unit townhouse styled, apartment development. Based on the review of a letter from the San Gabriel Valley Water Company, dated March 25, 2015, the subject property is located entirely within the service area of San Gabriel Valley Water Company. Adequate line and storage capacity for domestic water purposes exists, and following completion of necessary financial arrangements and execution of appropriate agreements, those facilities can be extended to provide public utility water service to the subject development. A will-serve letter from the energy utilities company is required. The project will be designed to comply with all federal, state and local statutes and regulations related to solid waste.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is currently developed and located within an urbanized area. There are no known sensitive natural communities identified on the project site. The project will be developed to reduce environmental impacts. The proposed project will not have environmental effects which will cause substantial adverse effects on human beings.

MAYOR:
SANDRA ARMENTA

MAYOR PRO TEM:
POLLY LOW

COUNCIL MEMBERS:
WILLIAM ALARCON
MARGARET CLARK
STEVEN LY



City of Rosemead

8838 E. VALLEY BOULEVARD P.O BOX 399
ROSEMEAD, CALIFORNIA 91770
TELEPHONE (626) 569-2100
FAX (626) 307-9218

June 2, 2016

Michele Bush, Principal Planner
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: Initial Study Consultation – Project No. R2012-01339-(1)

Dear Ms. Bush:

The City of Rosemead's Planning Division has reviewed the Initial Study for Project No. R2012-01339-(1), located 1264 San Gabriel Boulevard. We appreciate the opportunity to comment on the document and would like to request that you consider two items when drafting the conditions of approval:

1. Please consider the City of Rosemead's General Plan and Noise Code standards.
2. The City of Rosemead is requesting that a construction notice be mailed to residents within a 300' radius from the project site to inform them of the commencement of construction, as well as onsite posting.

Please feel free to contact me, at 626-569-2142, if you have any questions regarding this matter. Rosemead City Hall is open from 7:00 a.m. to 6:00 p.m., Monday through Thursday. City Hall is closed on Fridays.

Prepared by,

Lily T. Valenzuela
City Planner

Enclosure

- City of Rosemead's General Plan and Noise Code Standards

Cc: City Council
Planning Commission
Bill Manis, City Manager
Michelle Ramirez, Community Development Director

From: docioan@earthlink.net
To: Michele Bush
Subject: Public Hearing proposal for Tuesday Aug 2
Date: Thursday, June 02, 2016 1:00:54 PM

June 2, 2016

Michele Bush
Los Angeles County Department of Regional Planning
320 West Temple Street,
Los Angeles, CA 90012

Ref: R2012-01339-(1), RCUP12-1200181, etc.
Property Address: 1264 San Gabriel Blvd., South San Gabriel

Dear Ms. Bush,

I received this notice for public hearing just recently. I went over to the occupants of this address the same day. To say the least, I was actually shocked in reading this proposal. In talking to the people there, I do understand that the single 2 story house is over 100 years old and is now breaking down and sinking. I do understand that it should be torn down. But this proposal of constructing 20 family dwellings impacting the immediate residents with an average influx of 80 new neighbors is very negative. I expressed this to the current residents in the house.

I expressed my negativity of the impact this would cause to our community including, but not limited to, the noise, the pollution, the disturbance of the local people here. I have lived in my house on Seelert Lane, which directly borders this proposed construction, for over 40 years, as many of the other people on my street have. I spoke to 3 other families on this street and they all expressed serious negative concern as we all bought our homes to reside in a small, quiet area with much peace here. They all expressed that this would be lost due to an immediate influx of approximately 80 people.

I asked the people on the property if the owner was to sell these approximate 20 homes or rent them out. They said they did not know. I told them that people who rent are much less likely to care for their property as we have on our street. The lady said that would not be a problem if they had to sign a rental agreement with inspections clauses. This I do not believe.

There is also to be new construction directly BEHIND this property. It is on Scenic Drive. The property was sold over a year ago and the 2 houses on it demolished. We are now looking at vacant land across from us. All this borders directly on Seelert Lane. We heard that the new owner plans to build 5 2-story homes on it and live in one of them. We do not know if this is the real case or not.

We, the people who live on Seelert Lane, are very disturbed by all of this. The 5 2-story houses seem reasonable to us, if this is the case. This would mean an average of 20 new people directly across from us. But the influx of 80 people in townhouses is truly disturbing.

I will be following this up with a hard copy that the neighbors will be signing as a petition to cut way back on the amount of housing and people that would be allowed to move into this area. I also wonder if, after all these years, did the zoning change from single family dwellings to multiple dwelling on the same land? This is also a strong concern.

I am asking that this letter be printed and put in for the hearing. There will be petition to follow that I would also ask be put in for the hearing.

Thank you for your time,

Dr. Joan Mariette

1343 Seelert Lane
Rosemead, CA 91770
626-260-4511

June 11, 2016

Michelle Bush

Los Angeles County Department of Regional Planning

320 Temple Street

Los Angeles, CA 90012

Ref: R2012-01339-(1), RCUP12-1200191, etc.

Property Address: 1264 San Gabriel Blvd., South San Gabriel

Dear Ms. Bush,

I received a notice for public hearing just recently. I went over to the occupants of this address the same day. To say the least, I was actually shocked in reading this proposal. In talking to the people there, I do understand the current single 2 story house is over 100 years old and is now breaking down and sinking. I do understand that it should be torn down, but this proposal of constructing 20 townhomes impacting the immediate residents with an average of 80 new neighbors plus a minimum of 40 cars is very negative. I expressed this to the current residents in the house.

I expressed my negativity of the impact this would cause to our community including, but not limited to, the noise, the pollution, the disturbance of the local people here and the influx of vehicles. I have lived in my house on Seelert Lane, which directly borders this proposed construction, for over 40 years, as many of the other people on my street have. I have now spoken to all of my neighbors on this street and they have all expressed serious concern as we all bought our homes to reside in a small, quiet area with much peace here. They all expressed that this would be lost due to an immediate influx of approximately 80 people.

I asked the people on the property if the owner was to sell these 20 townhomes or rent them out. They said they did not know. I told them that people who rent are less likely to care for the property as we have on our street. The lady said there would not be a problem if tenants had to sign a rental agreement with inspection clauses. I do not agree with this.

There is also to be new construction directly BEHIND this property located on Scenic Drive. The property there sold over a year ago and the 2 houses on it demolished. We are now looking at vacant land across from us. All this borders directly on Seelert Lane. We have heard that the new owner plans to build 5 2-story homes on it and live in one of them. We do not know if this is the real case or not.

We, the people who live on Seelert Lane, are very disturbed by all of this. The 5 2-story houses sound reasonable to us, if this is the case. This would mean an average of 20 new people directly across from us, but the influx of 80 people in townhouses is truly disturbing.

This, therefore, is a petition signed by the neighbors here to cut way down on the amount of housing and people who would be allowed to move into this area. There is also a concern as to the zoning here. Did it change without our knowledge? We had believed it to be single residential. When did it change to multiple dwellings on the same land? Also, what will happen to parking for 40 plus vehicles? Will the overflow then park directly on San Gabriel Blvd. overnight and during the day clogging up the main thoroughfare? Also, will there be considerations as to green sustainable housing with new construction?

I am asking for this petition to be put in the file and presented at the hearing.

Thank you,

Dr. Joan Mariette

1343 Seelert Lane

Rosemead, CA 91770

626-260-4511

<u>NAME</u>	<u>Address</u>
<u>M. F. Volmer</u>	<u>1325 Seelert Ln. Rosemead, CA 91770</u>
<u>Bill Luma</u>	<u>1331 Seelert Ln Rosemead 91770</u>
<u>John F. F. F.</u>	<u>1349 Seelert Ln Rosemead 91770</u>
<u>John F. F. F.</u>	<u>1349 Seelert Ln Rosemead 91770</u>
<u>Karla Latin</u>	<u>1337 Seelert Ln. Rosemead 91770</u>
<u>Ana Portillo</u>	<u>1337 Seelert Ln Rosemead 91770</u>

~~Thomas E Seibert~~ 1421 Seibert Lane, Rosemead

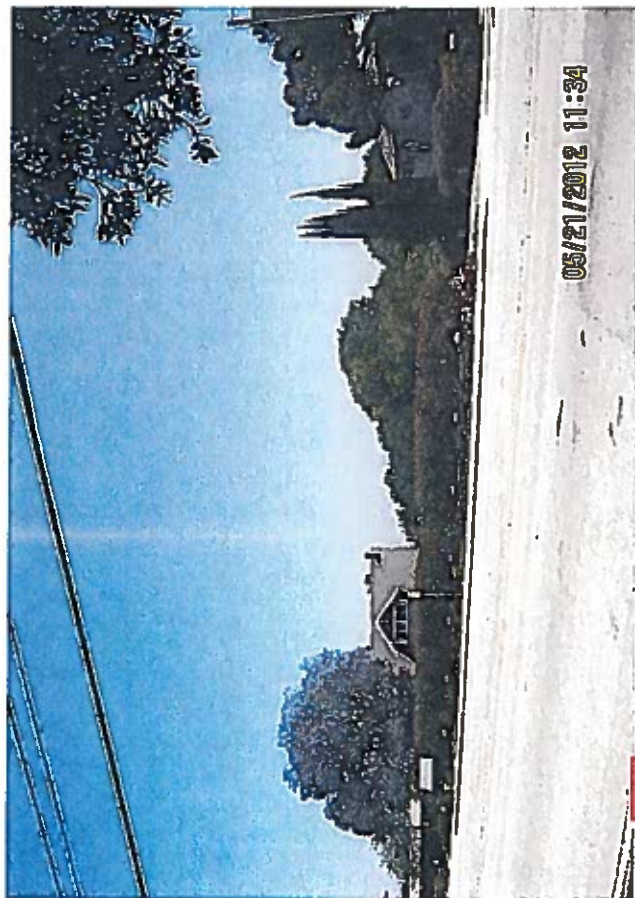
Marilyn Seibert 1401 Seibert Lane, Rosemead, Ca.

~~Quichuong~~ Shi Xiong Lin / 1355 Seibert Lane, Rosemead, Ca. 9177

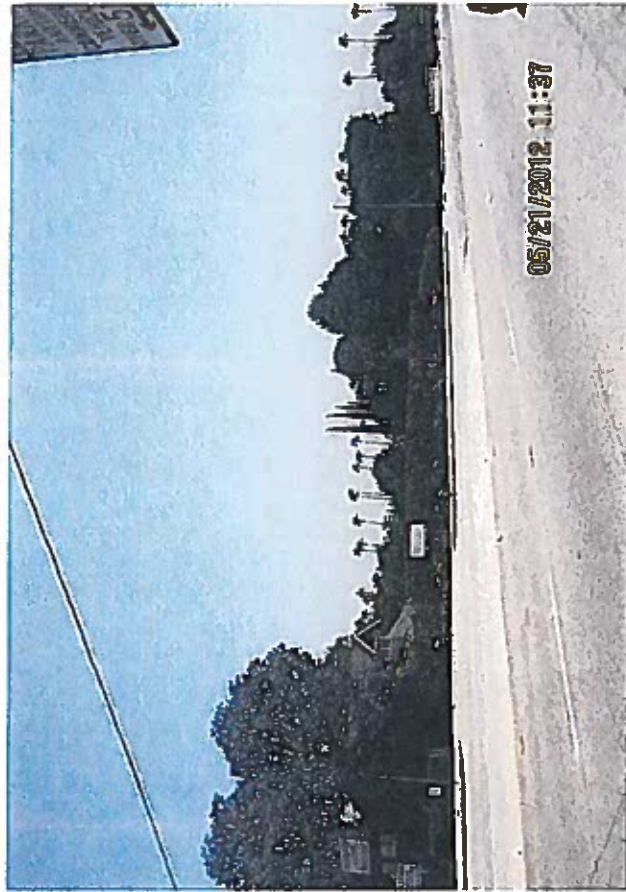
~~Yinboi~~ 1355 Seibert Lane, Rosemead, CA 91770



1264 San Gabriel Boulevard, Rosemead, CA 91770, County of Los Angeles

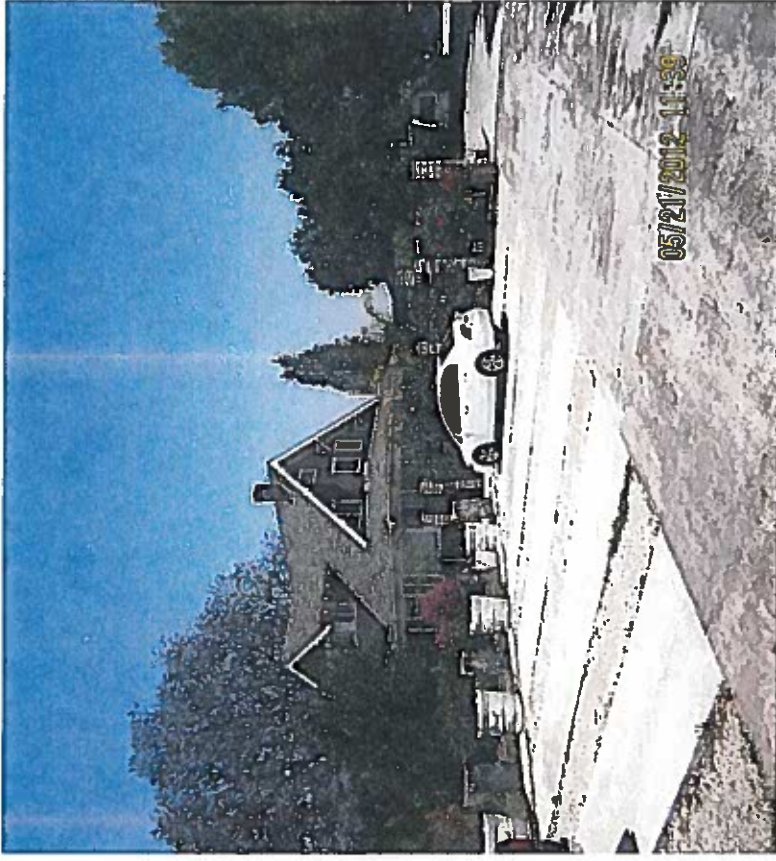


Views of the Proposed Project Site, facing north, from across San Gabriel Boulevard at the southern boundary of the Site





2 View from the public right-of-way on San Gabriel Boulevard, looking north toward the existing residential structure on the Proposed Project Site.



3 View looking north/north-west toward the existing structures and paved outdoor areas on the Site.